

47858

Prepared by:
Catherine A. Carey
25004 25th Place
OBrien, FL 32071

Inst: 202012010524 Date: 06/16/2020 Time: 10:02AM
Page 1 of 3 B: 1413 P: 1321, P.DeWitt Cason, Clerk of Court
Columbia, County, By: LK
Deputy ClerkDoc Stamp-Deed: 0.70

Return to:

Birley Landscape Services, LLC
25004 25th Place
OBrien, FL 32071

Statutory Warranty Deed
Under § 689.02, Fla. Stat. (2013)

This indenture, made this 16th day of JUNE A.D. 20 , between the grantor,

Charles E. Carey and Catherine A. Carey, Husband and Wife
25004 25th Place
OBrien, FL 32071

and the grantee,

Birley Landscape Services, LLC
25004 25th Place
OBrien, FL 32071

(Wherever used herein, the terms "Grantor" and "Grantee" shall include all the parties of this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the said grantor, for and in consideration of the sum of \$10.00

Ten and no/100 dollars

to her or him in hand paid by the said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, her or his heirs and assigns forever, the following described land situate in Columbia County, Florida, to wit:

LEGAL DESCRIPTION AS FOLLOWS:

See EXHIBIT "A" attached hereto

Property Appraiser's Parcel Identification No.: 32-3S-16-02428-003

Street address: 288 S.W. Birley Avenue, Lake City, FL 32024

Source of title:

Certificate of Title recorded on February 26, 2018 in Official Records Book 1354, Page 1248 in the Official Records of Columbia County, Florida

The lands being conveyed are subject to:

Restrictions, reservations, covenants, easements and conditions pursuant to that certain instrument recorded in Official Records Book 473, Page 428; Official Records Book 538, Page 776; and Official Records Book 664, Page 203, Public Records of Columbia County, Florida.

And the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantor warrants that at the time of this conveyance, the subject property is is not the grantor's homestead property within the meaning set forth in the Constitution of the State of Florida.

In witness whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

[Signature]
Witness 1 signature as to grantor
Michael J. Car
Printed name

[Signature]
Witness 2 signature as to grantor
George Morse
Printed name

[Signature]
Signature of grantor
CHARLES E. CAREY
Printed name
25004 25th Place
Street address
OBrien, FL 32071
City, State, ZIP

[Signature]
Witness 1 signature as to co-grantor (if any)
Michael S. Car
Printed name

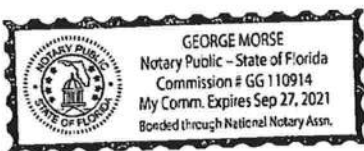
[Signature]
Witness 2 signature as to co-grantor (if any)
George Morse
Printed name

[Signature]
Signature of co-grantor (if any)
CATHERINE A. CAREY
Printed name
25004 25th Place
Street address
OBrien, FL 32071
City, State, ZIP

Certificate of Acknowledgment of Notary Public

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 16 day of June, 2020,
by Charles E. Carey & Catherine Carey, who is
personally known to me or who has produced FLDC as identification.



Notary Public: [Signature]
Print name: George Morse
My commission expires: 9-27-21

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF THE NE 1/4 OF NW 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH,
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NE 1/4 OF NW 1/4, AND RUN
THENCE N 05°28'35" E, ALONG THE WEST LINE OF SAID NE 1/4 OF NW 1/4,
1027.89 FEET; THENCE N 89°26'22" E, 497.35 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE N 89°26'22" E, 875.37 FEET TO THE EAST
LINE OF SAID NE 1/4 OF NW 1/4; THENCE S 05°50'07" W, ALONG SAID EAST
LINE, 264.01 FEET; THENCE S 89°26'22" W, 874.13 FEET; THENCE N 05°34'04" E,
263.87 FEET TO THE POINT OF BEGINNING, CONTAINING 5.26 ACRES, MORE OR LESS.

SUBJECT TO RIGHT OF WAY FOR EXISTING SW BIRLEY AVENUE.